008.0	0002	0023.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	739,900 /	739,900
					USE VALUE:	739,900 /	739,900
					ASSESSED:	739,900 /	739,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		ELMHURST RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC KENZIE CONOR B	
Owner 2:	MARCAL JULIE M	
Owner 3:		
Street 1:	26 ELMHURST RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	KNEELAND THOMAS J/ETAL -
Owner 2:	KNEELAND NANCY L -
Street 1:	26 ELMHURST RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,696 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Vinyl Exterior and 1312 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6696.000	243,200		496,700	739,900
Total Card	0.154	243,200		496,700	739,900
Total Parcel	0.154	243,200		496,700	739,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 563.95 | /Parcel: 563.9

Legal Description

User Acct 7245

GIS Ref

GIS Ref

Insp Date 12/02/17

Entered Lot Size

Total Land:

Land Unit Type:

!779!

PREVIOUS ASSESSMENT

Parcel ID 008.0-0002-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	243,200	0	6,696.	496,700	739,900	739,900	Year End Roll	12/18/2019
2019	101	FV	203,700	0	6,696.	527,700	731,400	731,400	Year End Roll	1/3/2019
2018	101	FV	203,700	0	6,696.	384,900	588,600	588,600	Year End Roll	12/20/2017
2017	101	FV	203,700	0	6,696.	335,300	539,000	539,000	Year End Roll	1/3/2017
2016	101	FV	203,700	0	6,696.	285,600	489,300	489,300	Year End	1/4/2016
2015	101	FV	202,700	0	6,696.	279,400	482,100	482,100	Year End Roll	12/11/2014
2014	101	FV	202,700	0	6,696.	229,700	432,400	432,400	Year End Roll	12/16/2013
2013	101	FV	202,700	0	6,696.	218,500	421,200	421,200		12/13/2012

PRINT

Date	Time
12/10/20	16:30:01

LAST REV

Date	Time
08/10/20	14:05:07
danam	
779	

USER DEFINED

Prior Id # 1:	7245
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KNEELAND THOMAS	49776-598		7/13/2007		470,000	No	No		
WIRZBURGER LOUI	26773-470		10/25/1996		75,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/30/2020	721	Addition	150,000	O				
4/9/2003	241	Renovate	20,000			G6	GR FY06	ADD PELLET STOVE T
1/6/2003	6	Addition	9,500	C		G6	GR FY06	REDO 3 SEASON TO 4
9/12/1997	543	Manual	8,800					REROOF
5/5/1997	215		14,500					10X16 WDK-WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2017	MEAS&NOTICE	HS	Hanne S
1/22/2009	Meas/Inspect	189	PATRIOT
12/3/2008	MLS	MM	Mary M
6/28/2005	Permit Visit	BR	B Rossignol
9/22/1999	Meas/Inspect	264	PATRIOT
8/24/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6696		Sq. Ft.	Site		0	80.	0.93	1									496,704						496,700	

Total AC/HA: 0.15372 | Total SF/SM: 6696 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 496,704 | Spl Credit | Total: 496,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	71500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	298790
Depreciation:	55575
Depreciated Total:	243215

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

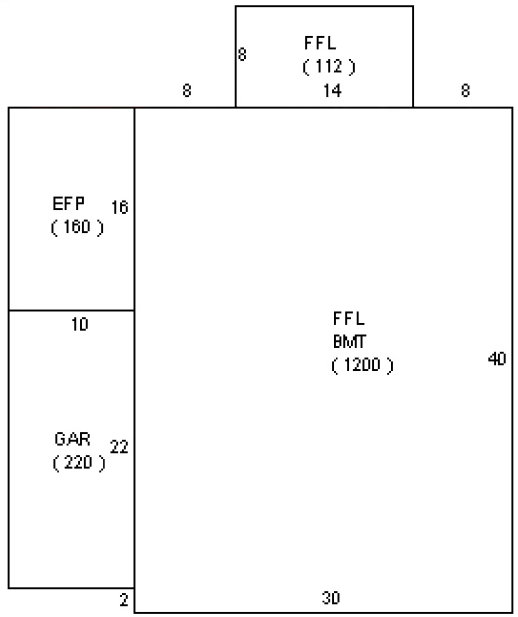
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	128.24
Special Features:	0	Val/Su Net:	84.09
Final Total:	243200	Val/Su SzAd	185.37

SKETCH



Sum Area By Label :
FFL = 1312
BMT = 1200
EFP = 160
GAR = 220

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,312	128.240	168,247
BMT	Basement	1,200	38.470	46,165
GAR	Garage	220	26.360	5,799
EFP	Enclos Porch	160	44.240	7,078

Net Sketched Area:	2,892			Total:	227,289
Size Ad	1312	Gross Are	2892	FinArea	1312

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 008.0-0002-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	7X7	A	AV	2005	0.00	T	11.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	